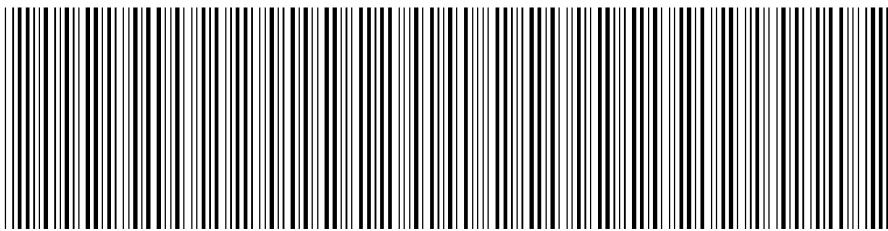


# EXHIBIT 10

EXHIBIT 10

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2016121400355001001ECAB6

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2016121400355001**

Document Date: 12-14-2016

Preparation Date: 12-14-2016

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

AINI & ASSOCIATES PLLC  
2615 CONEY ISLAND AVENUE  
BROOKLYN, NY 11223  
718-265-1500  
CLOSINGS@AINILAW.COM

**RETURN TO:**

AINI & ASSOCIATES PLLC  
2615 CONEY ISLAND AVENUE  
BROOKLYN, NY 11223  
718-265-1500  
CLOSINGS@AINILAW.COM

<b>PROPERTY DATA</b>			
<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>
BROOKLYN	7184	70	Entire Lot
62 LANCASTER AVE			
<b>Property Type:</b> DWELLING ONLY - 3 FAMILY			

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

EILI ALHAKIM  
62 LANCASTER AVENUE  
BROOKLYN, NY 11223

**GRANTEE/BUYER:**

BH N&E 62 LANCASTER LLC  
62 LANCASTER AVENUE  
BROOKLYN, NY 11223

**FEES AND TAXES**

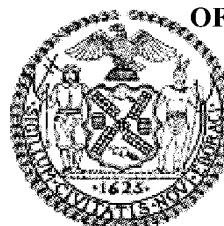
**Mortgage :**

Mortgage Amount:	\$	0.00	Filing Fee:	\$	125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	0.00
Exemption:					
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	\$	0.00
City (Additional):	\$	0.00			
Spec (Additional):	\$	0.00			
TASF:	\$	0.00			
MTA:	\$	0.00			
NYCTA:	\$	0.00			
Additional MRT:	\$	0.00			
TOTAL:	\$	0.00			
Recording Fee:	\$	52.00			
Affidavit Fee:	\$	0.00			

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 12-14-2016 14:37  
City Register File No.(CRFN):  
**2016000442037**



*City Register Official Signature*

Form 8002 (3/00) – Bargain and Sale Deed, with Covenants against Grantor's Acts – Individual or Corporation. (Single sheet)  
**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

**THIS INDENTURE**, made the 14 day of December , 2016 and

**BETWEEN**

EILI ALHAKIM, having an address at 62 Lancaster Avenue, Brooklyn, New York

party of the first part, and

BH N&E 62 LANCASTER LLC, having an address at 62 Lancaster Avenue, Brooklyn, New York

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City and State of New York, County of Kings, and as further described on SCHEDULE A attached hereto.

SAID PREMISES having an address of 62 Lancaster Avenue, Brooklyn, New York (Block 7184, Lot 70)

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

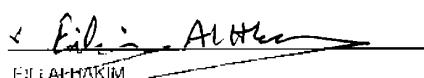
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
EILI ALHAKIM

SCHEDULE A

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Lancaster Avenue, distant 181 feet 5-7/8 inches easterly from the corner formed by the intersection of the southerly side of Lancaster Avenue with the easterly side of East 7<sup>th</sup> Street;

RUNNING THENCE southerly parallel with East 7<sup>th</sup> Street, 100 feet;

THENCE easterly parallel with Lancaster Avenue, 20 feet;

THENCE northerly parallel with East 7<sup>th</sup> Street, and part of the distance through a party wall, 100 feet to the southerly side of Lancaster Avenue;

THENCE westerly along the southerly side of Lancaster Avenue, 20 feet to the point or place of BEGINNING.

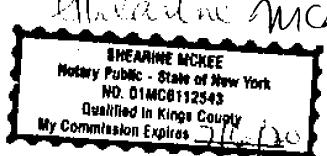
That said Premises are known as and by street addresses 62 Lancaster Avenue, Brooklyn, New York Block: 7184 Lot: 70:

**Acknowledgement taken In New York State**

State of New York, County of KINGS , ss:

On the 14th day of December , in the year 2016 , before me, the undersigned, personally appeared

EILI ALHAKIM personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

**Acknowledgement by Subscribing Witness taken In New York State**

State of New York, County of , ss:

On the day of , in the year , before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she/they reside(s) in

that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Title No.: \_\_\_\_\_

ALHAKIM

TO

BH N&amp;E 62 LANCASTER LLC

**Acknowledgement taken In New York State**

State of New York, County of , ss:

On the day of , in the year , before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

**Acknowledgement taken outside New York State**

\*State of , County of, ss

\*(or insert District of Columbia, Territory, Possession or Foreign Country)

On the day of , in the year , before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

DISTRICT

SECTION

BLOCK 7184

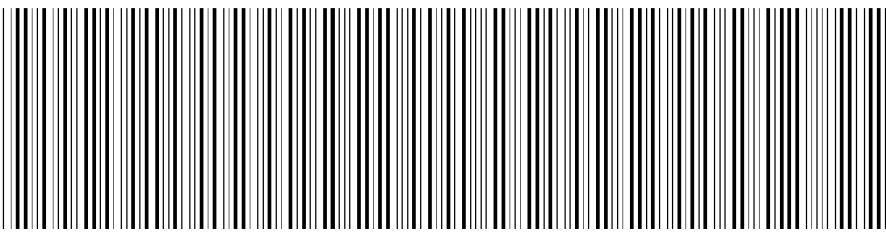
LOT 70

COUNTY OR TOWN KINGS

**RETURN BY MAIL TO:**

Aini & Associates PLLC  
2615 Coney Island Avenue  
Brooklyn, NY 11223

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

<b>NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER</b>	 2016121400355001001S0437	
<b>SUPPORTING DOCUMENT COVER PAGE</b>		
<b>Document ID:</b> 2016121400355001	Document Date: 12-14-2016	Preparation Date: 12-14-2016
Document Type: DEED		
<b>ASSOCIATED TAX FORM ID:</b> 2016120900175		
<b>SUPPORTING DOCUMENTS SUBMITTED:</b>		
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	2	
SMOKE DETECTOR AFFIDAVIT	1	



**The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108**

## **Customer Registration Form for Water and Sewer Billing**

### **Property and Owner Information:**

(1) Property receiving service: **BOROUGH: BROOKLYN**      **BLOCK: 7184**      **LOT: 70**  
(2) Property Address: **62 LANCASTER AVE, BROOKLYN, NY 11223**  
(3) Owner's Name: **BH N&E 62 LANCASTER LLC**

Additional Name:

### **Affirmation:**



Your water & sewer bills will be sent to the property address shown above.

### **Customer Billing Information:**

#### **Please Note:**

**A.** Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

**B.** Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### **Owner's Approval:**

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: *BH N+E 62 Lancaster Ave*

Signature: *Eli Alhalem*

*12/14/2016*  
Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: *Eli Alhalem, Member*

FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  /  /   
 Month Day Year

C3. Book  C4. Page  /  /

OR

C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  62  LANCASTER AVE  BROOKLYN  11223  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  BH N&E 62 LANCASTER LLC  FIRST NAME  
 LAST NAME / COMPANY  FIRST NAME  
 LAST NAME / COMPANY  FIRST NAME

3. Tax Billing Address  Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  LAST NAME / COMPANY  FIRST NAME  
 STREET NUMBER AND STREET NAME  CITY OR TOWN  STATE  ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed  1 # of Parcels OR  Part of a Parcel

5. Deed Property Size  FRONT FEET  X  DEPTH  OR  ACRES

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium 7. New Construction on Vacant Land 

EILI

8. Seller Name  ALHAKIM  FIRST NAME  
 LAST NAME / COMPANY  FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A  One Family Residential C  Residential Vacant Land E  Commercial G  Entertainment / Amusement I  Industrial  
 B  2 or 3 Family Residential D  Non-Residential Vacant Land F  Apartment H  Community Service J  Public Service

## SALE INFORMATION

10. Sale Contract Date  12 /  14 /  2016  Month Day Year

11. Date of Sale / Transfer  12 /  14 /  2016  Month Day Year

12. Full Sale Price \$  0

( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

- A  Sale Between Relatives or Former Relatives
- B  Sale Between Related Companies or Partners in Business
- C  One of the Buyers is also a Seller
- D  Buyer or Seller is Government Agency or Lending Institution
- E  Deed Type not Warranty or Bargain and Sale (Specify Below)
- F  Sale of Fractional or Less than Fee Interest (Specify Below)
- G  Significant Change in Property Between Taxable Status and Sale Dates
- H  Sale of Business is Included in Sale Price
- I  Other Unusual Factors Affecting Sale Price (Specify Below)
- J  None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

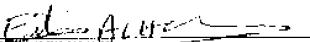
15. Building Class  C, 0  16. Total Assessed Value (of all parcels in transfer)  4,362,9

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )

BROOKLYN  7184  70

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER		BUYER'S ATTORNEY	
 <small>BUYER SIGNATURE</small> 62 LANCASTER AVENUE		12/14/2016 <small>DATE</small>	LAST NAME <small>LAST NAME</small>
STREET NUMBER <small>STREET NUMBER</small> BROOKLYN		FIRST NAME <small>FIRST NAME</small>	PHONE NUMBER <small>PHONE NUMBER</small>
CITY OR TOWN <small>CITY OR TOWN</small>		STATE <small>STATE</small> NY	ZIP CODE <small>ZIP CODE</small> 11223
		SELLER SIGNATURE  <small>SELLER SIGNATURE</small>	12/14/2016 <small>DATE</small>

**Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings**

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
County of Kings )  
SS.: )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

62 LANCASTER AVE

**Street Address**

Unit/Apt.

# BROOKLYN Borough

New York.

7184

70

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

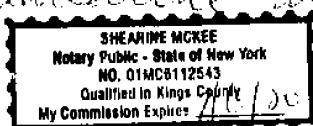
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

EILI ALHAKIM

Name of Grantor (Type or Print)

*Edgar Atwood*  
Signature of Grantor

Sworn to before me  
this 14<sup>th</sup> date of December 2016



BH N&E 62 Lancaster U.C.

Name of Grantee (Type or Print)

Edie Allen -  
Signature of Grantee

Sworn to before me

this 14<sup>th</sup> date of



These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.